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Karen A. Yarbrough
Cook County Clerk
Date: 10/23/2023 09:43 AM Pg: 1 of 4

Dec ID 20231001654219
ST/CO Stamp 1-430-166-480

QUIT CLAIM DEED ILLINOIS STATUTORY

MAIL TO:

Carlene Kay
C Kay Law LLC
P.O. Box 6677
Elgin, IL 60121

(The Above Space for Recorder's Use Only)

THE GRANTORS, Kristen Chico, a married woman, and Sandra Chico, a single woman, of the City of Palatine, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to THE GRANTEES, Kristen Chico, Mark Skiba and Sandra Chico of 830 E. Carriage Lane, Unit 7, Palatine, IL 60074, as:

- a) ~~Tenants in Common;~~
- ☒ b) **Not as Tenants in Common, or Tenants by the Entirety, but as Joint Tenants;**
- e) ~~Husband and Wife, Not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety; or~~
- d) ~~an individual.~~

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 02-01-100-015-1207

Property Address: 830 E. Carriage Lane, Unit 7, Palatine, IL 60074

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY TO KRISTEN CHICO'S SPOUSE.**

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Dated this 28th day of JUNE, 2023.

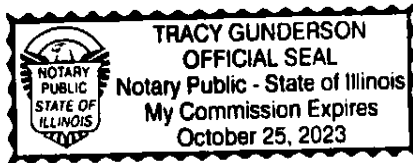
Kristen Chico
Kristen Chico

Sandra Chico
Sandra Chico

STATE OF IL)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kristen Chico and Sandra Chico, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of JUNE, 2023.



[Signature]
Notary Public

Exempt Under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Kristen Chico 06/28/23
Buyer, Seller or Representative Date

THIS INSTRUMENT PREPARED BY:

Carlene Kay
C Kay Law, LLC
P.O. Box 6677
Elgin, IL 60121

SEND SUBSEQUENT TAX BILLS TO:

Kristen Chico, Mark Skiba and Sandra Chico
830 E. Carriage Lane, Unit 7
Palatine, IL 60074

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1741-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KINGSBROOK OF PALATINE CONDOMINIUM AS DELINEATED AND DEFINED THE DECLARATION RECORDED AS DOCUMENT NO. 25234962, AS AMENDED IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6/28/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

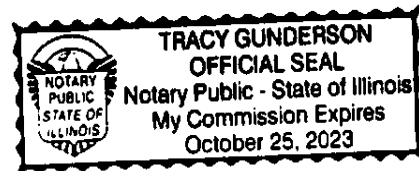
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 6/28/2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 6/28/2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

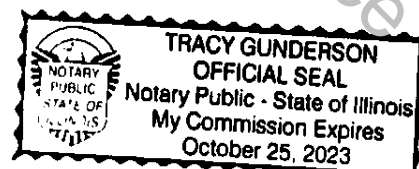
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 6/28/2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016